

031.A

0002

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

140,500 / 140,500

USE VALUE:

140,500 / 140,500

ASSESSED:

140,500 / 140,500

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
7		WYMAN ST, ARLINGTON

**OWNERSHIP**

Owner 1:	BRANDSTATER CHARLES E/TRUSTEE	Unit #:	1
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Owner 2:	CHARLES E BRANDSTATER REAL EST
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Owner 3:
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Street 1:	91 CHARLES STREET
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Street 2:
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Twn/City:	CAMBRIDGE
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St/Prov:	MA	Cntry:		Own Occ:	N
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Postal:	02141	Type:
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**PREVIOUS OWNER**

Owner 1:	FROST CYNTHIA & RICHARD TR -
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Owner 2:	SEVEN A REALTY TRUST -
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Street 1:	137 KIRKLAND DR
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Twn/City:	STOW
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St/Prov:	MA	Cntry:	
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Postal:	01775
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**NARRATIVE DESCRIPTION**

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1890, having primarily Clapboard Exterior and 178 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 1 Rooms, and 1 Bdrm.
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**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7131																

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	140,500			140,500		199225
							GIS Ref
							GIS Ref
							Insp Date
							05/31/18

Total Card	0.000	140,500		140,500	Entered Lot Size
Total Parcel	0.000	140,500		140,500	Total Land:

Source:	Market Adj Cost	Total Value per SQ unit /Card:	789.33	/Parcel:	789.3	Land Unit Type:
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Parcel ID	031.A-0002-0001.0
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!2646!

**USER DEFINED**

Prior Id # 1: 199225

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

**SALES INFORMATION**

TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date
FROST CYNTHIA &	67935-154	8/31/2016	Deed Restrict
SCHAFER ROBERT	27371-368	6/9/1997	
			94,739
			No
			Y

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/31/2018								
11/30/2017								
3/9/2017								
11/6/2000								
5/6/2000								

Date	Result	By	Name
5/31/2018	Measured	DGM	D Mann
11/30/2017	Measured	DGM	D Mann
3/9/2017	SQ Returned	EMK	Ellen K
11/6/2000	Hearing Chag		
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 99 - Condo Conv				Full Bath	Rating:			CONDO CONVERSION 1997, Building Number 1.											
Sty Ht: 1 - 1 Story				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 3 - BrickorStone				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath: 1	Rating: Good														
Prime Wall: 2 - Clapboard				A HBth:	Rating:														
Sec Wall:		%		OthrFix:	Rating:														
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>															
Roof Cover: 1 - Asphalt Shgl				Kits:	Rating:			1st Res Grid Desc: Line 1 # Units: 1											
Color: GREEN				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O											
View / Desir: N - NONE				Frl:	Rating:			Other											
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper											
Grade: C - Average				<b>CONDOR INFORMATION</b>				Lvl 2											
Year Blt: 1890	Eff Yr Blt:			Location:				Lvl 1											
Alt LUC:		Alt %:		Total Units:				Lower											
Jurisdct:		Fact:	.	Floor: 1 - 1st Floor				Totals RMS: 1 BRs: 1 Baths: HB 1											
Const Mod:				% Own: 10.000000000															
Lump Sum Adj:				Name: 171 - 7131															
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>								<b>RES BREAKDOWN</b>			
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %			Exterior:		No Unit	RMS	BRS	FL						
Prim Int Wall: 2 - Plaster				Functional:				Interior:		1	1	1	1						
Sec Int Wall:		%		Economic:				Additions:											
Partition: T - Typical				Special:				Kitchen:											
Prim Floors: 3 - Hardwood				Override:				Baths:											
Sec Floors:		%		Total: 4.6 %				Plumbing:											
Bsmnt Flr:				<b>CALC SUMMARY</b>				Electric:											
Subfloor:				Basic \$ / SQ: 295.00				Heating:											
Bsmnt Gar:				Size Adj.: 1.35000002				General:											
Electric: 3 - Typical				Const Adj.: 1.00999999				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>							
Insulation: 2 - Typical				Adj \$ / SQ: 402.232				Rate	Parcel ID	Typ	Date	Sale Price							
Int vs Ext: S				Other Features: 15064															
Heat Fuel: 1 - Oil				Grade Factor: 1.00															
Heat Type: 1 - Forced H/Air				NBHD Inf: 1.70000005															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100		% AC: 100		LUC Factor: 1.00															
Solar HW: NO		Central Vac: NO		Adj Total: 147325															
% Com Wall		% Sprinkled:		Depreciation: 6777															
				Deprecated Total: 140548															
<b>MOBILE HOME</b>				WtAv\$/SQ:		AvRate:		Ind.Val:											
Make:		Model:																	
<b>SPEC FEATURES/YARD ITEMS</b>				Juris. Factor:			Before Depr:	683.80											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
<b>PARCEL ID</b> 031.A-0002-0001.0																			
More: N	Total Yard Items:					Total Special Features:								Total:					
<b>IMAGE</b> <b>AssessPro Patriot Properties, Inc</b>																			